

# **STORM WATER MANAGEMENT PLAN**

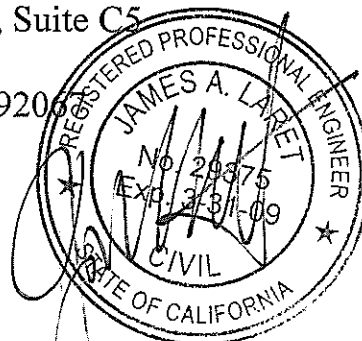
**TPM 20938RPL1  
ER 05-08-012**

**For:**

**LS Hawaii Properties, LLC  
P.O. Box 7215  
Rancho Santa Fe, CA 92067  
APN 265-130-61**

Prepared by  
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**March 9, 2006**



**Storm Water Management Plan  
For Priority Projects  
(Major SWMP)  
Job # 956**

Project Name:	Tentative Parcel Map
Permit Number (Land Development Projects):	TPM 20938
Work Authorization Number (CIP):	N/A
Applicant:	LS Hawaii Properties, LLC
Applicant's Address:	P.O. Box 7215 Rancho Santa Fe, CA 92067
Plan Prepare By ( <i>Leave blank if same as applicant</i> ):	Laret Engineering Co., Inc.
Date:	March 9, 2006
Revision Date (If applicable):	

The County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ordinance No. 9424) requires all applications for a permit or approval associated with a Land Disturbance Activity must be accompanied by a Storm Water Management Plan (SWMP) (section 67.804.f). The purpose of the SWMP is to describe how the project will minimize the short and long-term impacts on receiving water quality. Projects that meet the criteria for a priority project are required to prepare a Major SWMP.

Since the SWMP is a living document, revisions may be necessary during various stages of approval by the County. Please provide the approval information requested below.

Project Review Stage	Does the SWMP need revisions?		If YES, Provide Revision Date
	YES	NO	
Initial Permitting		X	

Instructions for a Major SWMP can be downloaded at  
<http://www.co.sandiego.ca.us/dpw/stormwater/susmp.html>.

Completion of the following checklist and attachments will fulfill the requirements of a Major SWMP for the project listed above.

## PROJECT DESCRIPTION

This report is intended to address the storm water runoff which could result from the approval and development of TPM 20938. This site consists of 17.7 acres of land within Ranch Santa Fe. This site is proposed to be subdivided into 3 parcels which vary in size from 4.19 to 8.12 acres. Proposed Parcel 1 is to encompass 5.40 acres and includes an existing 8,500 sf  $\pm$  residence and orange groves. Proposed Parcel 2 & 3 have no existing structures on them but they both have been extensively developed with citrus groves. The existing paved driveway from El Montevideo to the existing residence within Parcel 1 is to be removed and all 3 parcels are to share 1 common private road as shown on TPM 20938. Proposed Parcel 2 & 3 will sometime in the future be developed with single family homes consistent in size with the existing residential lots surrounding this site. Two drainage basins affect this property and have been designated "La Orilla Creek" on easterly property line and designated "northerly property line" swale.

## PRIORITY PROJECT DETERMINATION

Please check the box that best describes the project. Does the project meet one of the following criteria?

PRIORITY PROJECT	YES	NO
Redevelopment within the County Urban Area that creates or adds at least 5,000 net square feet of additional impervious surface area	X	
Residential development of more than 10 units		X
Commercial developments with a land area for development of greater than 100,000 square feet		X
Automotive repair shops		X
Restaurants, where the land area for development is greater than 5,000 square feet		X
Hillside development, in an area with known erosive soil conditions, where there will be grading on any natural slope that is twenty-five percent or greater, if the development creates 5,000 square feet or more of impervious surface		X
Environmentally Sensitive Areas: All development and redevelopment located within or directly adjacent to or discharging directly to an environmentally sensitive area (where discharges from the development or redevelopment will enter receiving waters within the environmentally sensitive area), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition.		X
Parking Lots 5,000 square feet or more or with 15 parking spaces or more and potentially exposed to urban runoff		X
Streets, roads, highways, and freeways which would create a new paved surface that is 5,000 square feet or greater		X

**Limited Exclusion:** Trenching and resurfacing work associated with utility projects are not considered priority projects. Parking lots, buildings and other structures associated with utility projects are subject to SUSMP requirements if one or more of the criteria above are met.

If you answered **NO** to all the questions, then **STOP**. Please complete a Minor SWMP for your project. If you answered **YES** to any of the questions, please continue.

The following questions provide a guide to collecting information relevant to project stormwater quality issues. Please provide a description of the findings in text box below.

	QUESTIONS	COMPLETED	NA
1.	Describe the topography of the project area.	X	
2.	Describe the local land use within the project area and adjacent areas.	X	
3.	Evaluate the presence of dry weather flow.		X
4.	Determine the receiving waters that may be affected by the project throughout the project life cycle (i.e., construction, maintenance and operation).	X	
5.	For the project limits, list the 303(d) impaired receiving water bodies and their constituents of concern.		X
6.	Determine if there are any High Risk Areas (municipal or domestic water supply reservoirs or groundwater percolation facilities) within the project limits.		X
7.	Determine the Regional Board special requirements, including TMDLs, effluent limits, etc.		X
8.	Determine the general climate of the project area. Identify annual rainfall and rainfall intensity curves.		X
9.	If considering Treatment BMPs, determine the soil classification, permeability, erodibility, and depth to groundwater.		X
10.	Determine contaminated or hazardous soils within the project area.		X

#### DESCRIPTION OF FINDINGS

The project is located within the Carlsbad Hydrologic Unit, San Elijo Hydraulic subarea. The area is characterized by moderate slopes and estate sized private residences on roughly two to seven acre lots. Runoff from the project drains to the adjacent private road, Vista de Fortuna. Within the project limit, there are no 303(d) impaired receiving waters.

Complete the checklist below to determine if Treatment Best Management Practices (BMPs) are required for the project.

No.	CRITERIA	YES	NO	INFORMATION
1.	Is this an emergency project		X	If YES, go to 6. If NO, continue to 2.
2.	Have TMDLs been established		X	If YES, go to 5.

No.	CRITERIA	YES	NO	INFORMATION
	for surface waters within the project limit?		X	If NO, continue to 3.
3.	Will the project directly discharge to a 303(d) impaired receiving water body?		X	If YES, go to 5. If NO, continue to 4.

4.	Is this project within the urban and environmentally sensitive areas as defined on the maps in Appendix B of the <i>County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects</i> ?			If YES, continue to 5. If NO, go to 6.
5.	Consider approved Treatment BMPs for the project.			If YES, go to 7.
6.	Project is not required to consider Treatment BMPs			Document for Project Files by referencing this checklist.
7.	End			

Now that the need for a treatment BMPs has been determined, other information is needed to complete the SWMP.

## WATERSHED

Please check the watershed(s) for the project.

<input type="checkbox"/>	San Juan	<input type="checkbox"/>	Santa Margarita	<input type="checkbox"/>	San Luis Rey	<input checked="" type="checkbox"/>	Carlsbad
<input type="checkbox"/>	San Dieguito	<input type="checkbox"/>	Penasquitos	<input type="checkbox"/>	San Diego	<input type="checkbox"/>	Pueblo San Diego
<input type="checkbox"/>	Sweetwater	<input type="checkbox"/>	Otay	<input type="checkbox"/>	Tijuana	<input type="checkbox"/>	

Please provide the hydrologic sub-area and number(s)

Number	Name
904.61	San Elijo Lagoon

Please provide the beneficial uses for Inland Surface Waters and Ground Waters. Beneficial Uses can be obtained from the Water Quality Control Plan for the San Diego Basin, which is available at the Regional Board office or at <http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html>.

SURFACE WATERS	Hydrologic Unit Basin Number	MUN	AGR	IND	PROC	GWR	FRESH	POW	REC1	REC2	BIOL	WARM	COLD	WILD	RARE	SPWN
Inland Surface Waters		X	X								X	X	X	X		
Ground Waters		X	X	X												

X Existing Beneficial Use 0

Potential Beneficial Use

\* Excepted from Municipal

## POLLUTANTS OF CONCERN

Using Table 1, identify pollutants that are anticipated to be generated from the proposed priority project categories. Pollutants associated with any hazardous material sites that have been remediated or are not threatened by the proposed project are not considered a pollutant of concern.

**Table 1. Anticipated and Potential Pollutants Generated by Land Use Type**

<i>Priority Project Categories</i>	<i>General Pollutant Categories</i>								
	Sediments	Nutrients	Heavy Metals	Organic Compounds	Trash & Debris	Oxygen Demanding Substances	Oil & Grease	Bacteria & Viruses	Pesticides
Detached Residential Development	X	X			X	X	X	X	X
Attached Residential Development	X	X			X	P <sub>(1)</sub>	P <sub>(2)</sub>	P	X
Commercial Development >100,000 ft <sup>2</sup>	P <sub>(1)</sub>	P <sub>(1)</sub>		P <sub>(2)</sub>	X	P <sub>(5)</sub>	X	P <sub>(3)</sub>	P <sub>(5)</sub>
Automotive Repair Shops			X	X <sub>(4)(5)</sub>	X		X		
Restaurants					X	X	X	X	
Hillside Development >5,000 ft <sup>2</sup>	X	X			X	X	X		X

	<b>General Pollutant Categories</b>								
<b>Priority Project Categories</b>	Sediments	Nutrients	Heavy Metals	Organic Compounds	Trash & Debris	Oxygen Demanding Substances	Oil & Grease	Bacteria & Viruses	Pesticides
Parking Lots	P <sub>(1)</sub>	P <sub>(1)</sub>	X		X	P <sub>(1)</sub>	X		P <sub>(1)</sub>
Streets, Highways & Freeways	X	P <sub>(1)</sub>	X	X <sub>(4)</sub>	X	P <sub>(5)</sub>	X		
X = anticipated P = potential (1) A potential pollutant if landscaping exists on-site. (2) A potential pollutant if the project includes uncovered parking areas. (3) A potential pollutant if land use involves food or animal waste products. (4) Including petroleum hydrocarbons. (5) Including solvents.									

**Note:** If other monitoring data that is relevant to the project is available. Please include as Attachment C.

## CONSTRUCTION BMPs

Please check the construction BMPs that may be used. The BMPs selected are those that will be implemented during construction of the project. The applicant is responsible for the placement and maintenance of the BMPs selected.

X	Silt Fence		Desilting Basin	X	Fiber Rolls	X	Gravel Bag Berm
	Street Sweeping & Vacuuming	X	Sandbag Barrier	X	Storm Drain Inlet Protection	X	Material Delivery & Storage
X	Stockpile Management	X	Spill Prevention & Control	X	Solid Waste Management		Concrete Waste Management
X	Stabilized Construction Entrance/Exit		Water Conservation Practices		Dewatering Operations		Paving & Grinding Operations
	Vehicle & Equipment Maintenance						

☐ Any minor slopes created incidental to construction and not subject to a major or minor grading permit shall be protected by covering with plastic or tarp prior to a rain event, and shall have vegetative cover reestablished within 180 days of completion of the slope and prior to final building approval.

## SITE DESIGN

To minimize stormwater impacts, site design measures must be addressed. The following checklist provides options for avoiding or reducing potential impacts during project planning. If YES is checked, it is assumed that the measure was used for this project. If NO is checked, please provide a brief explanation why the option was not selected in the text box below.

	OPTIONS	YES	NO	N/A
1.	Can the project be relocated or realigned to avoid/reduce impacts to receiving waters or to increase the preservation of critical (or problematic) areas such as floodplains, steep slopes, wetlands, and areas with erosive or unstable soil conditions?	X		
2.	Can the project be designed to minimize impervious footprint?	X		
3.	Conserve natural areas where feasible?	X		
4.	Where landscape is proposed, can rooftops, impervious sidewalks, walkways, trails and patios be drained into adjacent landscaping?	X		
5.	For roadway projects, can structures and bridges be designed or located to reduce work in live streams and minimize construction impacts?			X
6.	Can any of the following methods be utilized to minimize erosion from slopes:			
	6.a. Disturbing existing slopes only when necessary?	X		
	6.b. Minimize cut and fill areas to reduce slope lengths?	X		
	6.c. Incorporating retaining walls to reduce steepness of slopes or to shorten slopes?	X		
	6.d. Providing benches or terraces on high cut and fill slopes to reduce concentration of flows?			X
	6.e. Rounding and shaping slopes to reduce concentrated flow?	X		
	6.f. Collecting concentrated flows in stabilized drains and channels?	X		

Please provide a brief explanation for each option that was checked N/A or NO in the following box.

N/A

If the project includes work in channels, then complete the following checklist. Information shall be obtained from the project drainage report.

No.	CRITERIA	YES	NO	N/A	COMMENTS
1.	Will the project increase velocity or volume of downstream flow?			X	If YES go to 5.
2.	Will the project discharge to unlined channels?				If YES go to 5.
3.	Will the project increase potential sediment load of downstream flow?				If YES go to 5.



No.	CRITERIA	YES	NO	N/A	COMMENTS
4.	Will the project encroach, cross, realign, or cause other hydraulic changes to a stream that may affect upstream and/or downstream channel stability?			X	If YES go to 7.
5.	Review channel lining materials and design for stream bank erosion.				Continue to 6.
6.	Consider channel erosion control measures within the project limits as well as downstream. Consider scour velocity.				Continue to 7.
7.	Include, where appropriate, energy dissipation devices at culverts.				Continue to 8.
8.	Ensure all transitions between culvert outlets/headwalls/wingwalls and channels are smooth to reduce turbulence and scour.				Continue to 9.
9.	Include, if appropriate, detention facilities to reduce peak discharges.			X	
10.	“Hardening“ natural downstream areas to prevent erosion is not an acceptable technique for protecting channel slopes, unless pre-development conditions are determined to be so erosive that hardening would be required even in the absence of the proposed development.				Continue to 11.
11.	Provide other design principles that are comparable and equally effective.				Continue to 12.
12.	End				

## SOURCE CONTROL

Please complete the following checklist for Source Control BMPs. If the BMP is not applicable for this project, then check N/A only at the main category.

BMP	YES	NO	N/A
<b>1. Provide Storm Drain System Stenciling and Signage</b>			X
1.a. All storm drain inlets and catch basins within the project area shall have a stencil or tile placed with prohibitive language (such as: “NO DUMPING – DRAINS TO _____”) and/or graphical icons to discourage illegal dumping.			
1.b. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.			
<b>2. Design Outdoors Material Storage Areas to Reduce Pollution Introduction</b>			X
2.a. This is a detached single-family residential project. Therefore, personal storage areas are exempt from this requirement.			

BMP			YES	NO	N/A
	2.b.	Hazardous materials with the potential to contaminate urban runoff shall either be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.	X		
	2.c.	The storage area shall be paved and sufficiently impervious to contain leaks and spills.	X		
	2.d.	The storage area shall have a roof or awning to minimize direct precipitation within the secondary containment area.	X		
3.	<b>Design Trash Storage Areas to Reduce Pollution Introduction</b>				
	3.a.	Paved with an impervious surface, designed not to allow run-on from adjoining areas, screened or walled to prevent off-site transport of trash; or,			
	3.b.	Provide attached lids on all trash containers that exclude rain, or roof or awning to minimize direct precipitation.	X		
4.	<b>Use Efficient Irrigation Systems &amp; Landscape Design</b>				
	The following methods to reduce excessive irrigation runoff shall be considered, and incorporated and implemented where determined applicable and feasible.		X		
	4.a.	Employing rain shutoff devices to prevent irrigation after precipitation.			
	4.b.	Designing irrigation systems to each landscape area's specific water requirements.	X		
	4.c.	Using flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.			
	4.d.	Employing other comparable, equally effective, methods to reduce irrigation water runoff.	X		
5.	<b>Private Roads</b>				
	The design of private roadway drainage shall use at least one of the following				
	5.a.	Rural swale system: street sheet flows to vegetated swale or gravel shoulder, curbs at street corners, culverts under driveways and street crossings.			
	5.b.	Urban curb/swale system: street slopes to curb, periodic swale inlets drain to vegetated swale/biofilter.			
	5.c.	Dual drainage system: First flush captured in street catch basins and discharged to adjacent vegetated swale or gravel shoulder, high flows connect directly to storm water conveyance system.			
	5.d.	Other methods that are comparable and equally effective within the project.	X		
6.	<b>Residential Driveways &amp; Guest Parking</b>				
	The design of driveways and private residential parking areas shall use one at least of the following features.				
	6.a.	Design driveways with shared access, flared (single lane at street) or wheelstrips (paving only under tires); or, drain into landscaping prior to discharging to the storm water conveyance system.	X		
	6.b.	Uncovered temporary or guest parking on private residential lots may be: paved with a permeable surface; or, designed to drain into landscaping prior to discharging to the storm water conveyance system.	X		
	6.c.	Other features which are comparable and equally effective.			
7.	<b>Dock Areas</b>				

<b>BMP</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>
	Loading/unloading dock areas shall include the following.			X
7.a.	Cover loading dock areas, or design drainage to preclude urban run-on and runoff.			
7.b.	Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.			
7.c.	Other features which are comparable and equally effective.			X
<b>8.</b>	<b>Maintenance Bays</b>			
	Maintenance bays shall include the following.			
8.a.	Repair/maintenance bays shall be indoors; or, designed to preclude urban run-on and runoff.			
8.b.	Design a repair/maintenance bay drainage system to capture all wash water, leaks and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by local jurisdiction, obtain an Industrial Waste Discharge Permit.			
8.c.	Other features which are comparable and equally effective.			X
<b>9.</b>	<b>Vehicle Wash Areas</b>			X
	Priority projects that include areas for washing/steam cleaning of vehicles shall use the following.			
9.a.	Self-contained; or covered with a roof or overhang.			
9.b.	Equipped with a clarifier or other pretreatment facility.			
9.c.	Properly connected to a sanitary sewer.			
9.d.	Other features which are comparable and equally effective.			
<b>10.</b>	<b>Outdoor Processing Areas</b>			X
	Outdoor process equipment operations, such as rock grinding or crushing, painting or coating, grinding or sanding, degreasing or parts cleaning, waste piles, and wastewater and solid waste treatment and disposal, and other operations determined to be a potential threat to water quality by the County shall adhere to the following requirements.			
10.a.	Cover or enclose areas that would be the most significant source of pollutants; or, slope the area toward a dead-end sump; or, discharge to the sanitary sewer system following appropriate treatment in accordance with conditions established by the applicable sewer agency.			
10.b.	Grade or berm area to prevent run-on from surrounding areas.			
10.c.	Installation of storm drains in areas of equipment repair is prohibited.			
10.d.	Other features which are comparable or equally effective.			
<b>11.</b>	<b>Equipment Wash Areas</b>			
	Outdoor equipment/accessory washing and steam cleaning activities shall be.			
11.a.	Be self-contained; or covered with a roof or overhang.			
11.b.	Be equipped with a clarifier, grease trap or other pretreatment facility, as appropriate			
11.c.	Be properly connected to a sanitary sewer.			
11.d.	Other features which are comparable or equally effective.			
<b>12.</b>	<b>Parking Areas</b>			X
	The following design concepts shall be considered, and incorporated and implemented where determined applicable and feasible by the County.			
12.a.	Where landscaping is proposed in parking areas, incorporate landscape areas into the drainage design.			

BMP			YES	NO	N/A
	12.b.	Overflow parking (parking stalls provided in excess of the County's minimum parking requirements) may be constructed with permeable paving.			
	12.c.	Other design concepts that are comparable and equally effective.			X
13.	<b>Fueling Area</b>				X
	Non-retail fuel dispensing areas shall contain the following.				
	13.a.	Overhanging roof structure or canopy. The cover's minimum dimensions must be equal to or greater than the area within the grade break. The cover must not drain onto the fuel dispensing area and the downspouts must be routed to prevent drainage across the fueling area. The fueling area shall drain to the project's treatment control BMP(s) prior to discharging to the storm water conveyance system.			
	13.b.	Paved with Portland cement concrete (or equivalent smooth impervious surface). The use of asphalt concrete shall be prohibited.			
	13.c.	Have an appropriate slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of urban runoff.			
	13.d.	At a minimum, the concrete fuel dispensing area must extend 6.5 feet (2.0 meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less.			

Please list other project specific Source Control BMPs in the following box. Write N/A if there are none and briefly explain.

N/A

## TREATMENT CONTROL

To select a structural treatment BMP using Treatment Control BMP Selection Matrix (Table 2), each priority project shall compare the list of pollutants for which the downstream receiving waters are impaired (if any), with the pollutants anticipated to be generated by the project (as identified in Table 1). Any pollutants identified by Table 1, which are also causing a Clean Water Act section 303(d) impairment of the receiving waters of the project, shall be considered primary pollutants of concern. Priority projects that are anticipated to generate a primary pollutant of concern shall select a single or combination of stormwater BMPs from Table 2, which **maximizes pollutant removal** for the particular primary pollutant(s) of concern.

Priority projects that are **not** anticipated to generate a pollutant for which the receiving water is Clean Water Act Section 303(d) impaired shall select a single or combination of stormwater BMPs from Table 2, which are effective for pollutant removal of the identified secondary pollutants of concern, consistent with the "maximum extent practicable" standard.

**Table 2. Treatment Control BMP Selection Matrix**

<i>Pollutant of Concern</i>	<i>Treatment Control BMP Categories</i>						
	Biofilters	Detention Basins	Infiltration Basins <sup>(2)</sup>	Wet Ponds or Wetlands	Drainage Inserts	Filtration	Hydrodynamic Separator Systems <sup>(3)</sup>
Sediment	M	H	H	H	L	H	M
Nutrients	L	M	M	M	L	M	L
Heavy Metals	M	M	M	H	L	H	L
Organic Compounds	U	U	U	M	L	M	L
Trash & Debris	L	H	U	H	M	H	M
Oxygen Demanding Substances	L	M	M	M	L	M	L
Bacteria	U	U	H	H	L	M	L
Oil & Grease	M	M	U	U	L	H	L
Pesticides	U	U	U	L	L	U	L
<p>(1) Copermittees are encouraged to periodically assess the performance characteristics of many of these BMPs to update this table.</p> <p>(2) Including trenches and porous pavement.</p> <p>(3) Also known as hydrodynamic devices and baffle boxes.</p> <p>L: Low removal efficiency:  M: Medium removal efficiency:  H: High removal efficiency:  U: Unknown removal efficiency</p> <p>Sources: <i>Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters</i> (1993), <i>National Stormwater Best Management Practices Database</i> (2001), <i>Guide for BMP Selection in Urban Developed Areas</i> (2001), and <i>Caltrans New Technology Report</i> (2001).</p>							

A Treatment BMP must address runoff from developed areas. Please provide the post-construction water quality values for the project. Label outfalls on the BMP map. Qwq is dependent on the type of treatment BMP selected for the project.

<b>Outfall</b>	<b>Tributary Area (acres)</b>	<b>Q<sub>100</sub> (cfs)</b>	<b>Q<sub>wq</sub> (cfs)</b>
A-1	1.6 AC	2.75	2.75
A-2	2.0	4.3	4.3
A-3	1.1	1.9	1.9

Please check the box(s) that best describes the Treatment BMP(s) selected for this project.

#### **Biofilters**

<input checked="" type="checkbox"/>	Grass swale
<input checked="" type="checkbox"/>	Grass strip
<input type="checkbox"/>	Wetland vegetation swale
<input type="checkbox"/>	Bioretention

#### **Detention Basins**

<input type="checkbox"/>	Extended/ dry detention basin with grass lining
<input type="checkbox"/>	Extended/ dry detention basin with impervious lining

**Infiltration Basins**

	Infiltration basin
	Infiltration trench
	Porous asphalt
	Porous concrete
	Porous modular concrete block

**Wet Ponds or Wetlands**

	Wet pond/basin (permanent pool)
	Constructed wetland

**Drainage Inserts** (See note below)

	Oil/Water separator
	Catch basin insert
	Storm drain inserts
	Catch basin screens

**Filtration**

	Media filtration
	Sand filtration

**Hydrodynamic Separator Systems**

	Swirl Concentrator
	Cyclone Separator
	Baffle Separator
	Gross Solids Removal Device
	Linear Radial Device

**Note:** Catch basin inserts and storm drain inserts are excluded from use on County maintained right-of-way and easements.

Include Treatment Datasheet as Attachment E. The datasheet should include the following:	COMPLETED	NO
1. Description of how treatment BMP was designed. Provide a description for each type of treatment BMP.	X	
2. Engineering calculations for the BMP(s)	X	

Please describe why the selected treatment BMP(s) was selected for this project. For projects utilizing a low performing BMP, please provide a detailed explanation and justification.

N/A

### MAINTENANCE

Please check the box that best describes the maintenance mechanism(s) for this project. 13

CATEGORY	SELECTED	
	YES	NO
First	X	
Second		
Third		
Fourth		

Please briefly describe the long-term fiscal resources for the selected maintenance mechanism(s).

The individual homeowner shall be responsible for maintaining the long-term discharge control.

### ATTACHMENTS

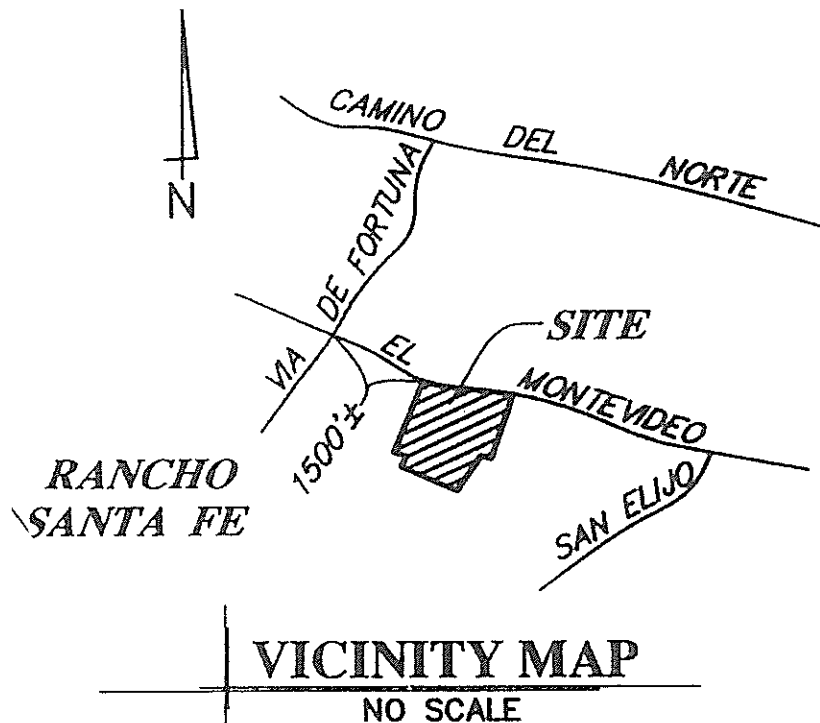
Please include the following attachments.

ATTACHMENT		COMPLETED	N/A
A	Project Location Map	X	
B	Site Map	X	
C	Relevant Monitoring Data		X
D	Treatment BMP Location Map		X
E	Treatment BMP Datasheets	X	
F	Operation and Maintenance Program for Treatment BMPs		X
G	Engineer's Certification Sheet	X	

**Note:** Attachments A and B may be combined.

# ATTACHMENT A

## LOCATION MAP

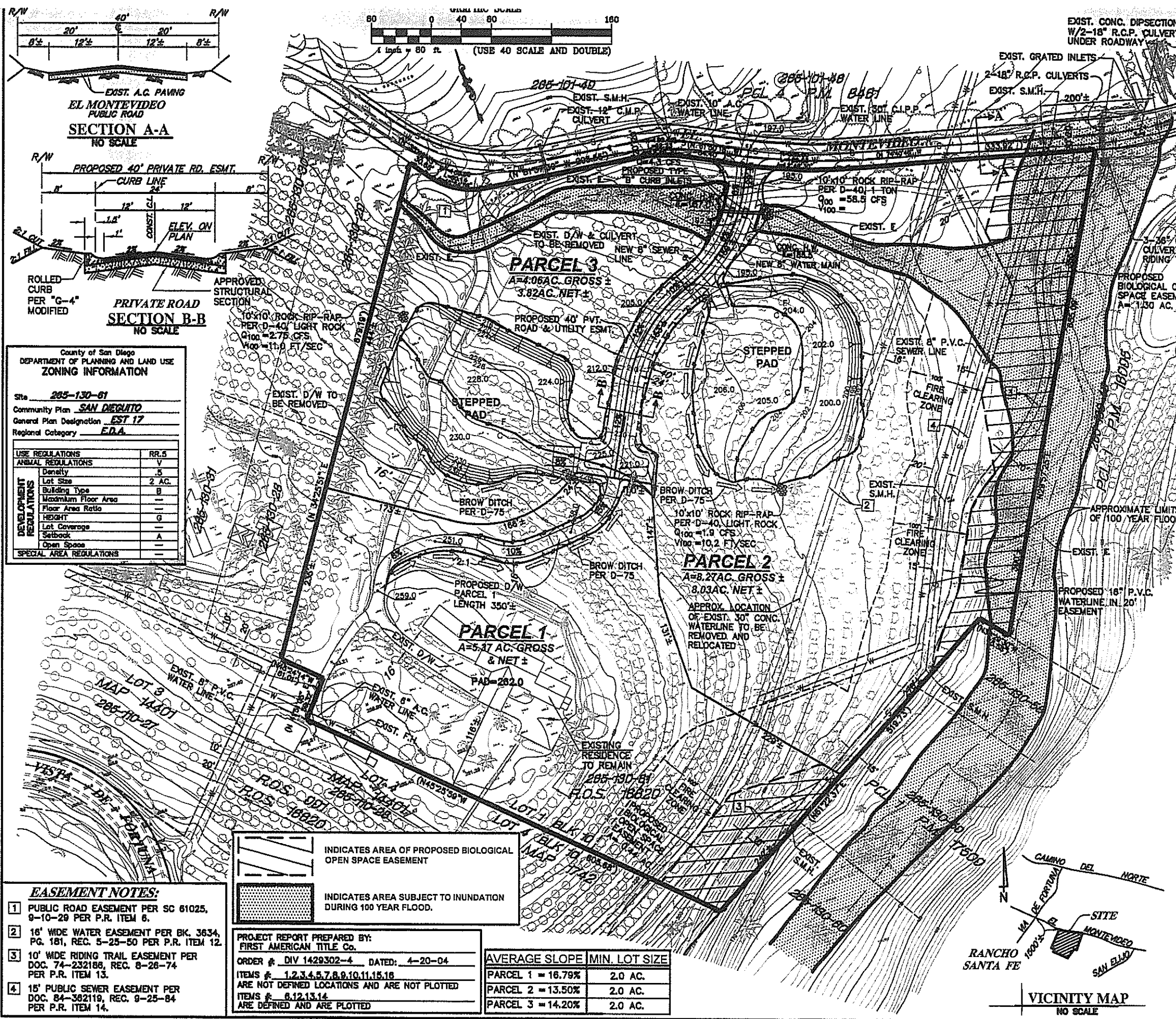




**ATTACHMENT B**

**PROJECT SITE MAP**

Z:\and dev projects\956-Logue\dwg\956 TPM.dwg 8/6/2004 9:21:15 AM PST



GENERAL NOTES

1. TAX ASSESSOR'S PARCEL NO.: 285-130-61
2. ZONING: RR .5
3. COMMUNITY PLANNING AREA: SAN DIEGUITO
4. COMMUNITY PLAN DESIGNATION: EST 17
5. PROPOSED USE OF THE LAND: RESIDENTIAL
6. SOURCE OF POTABLE WATER: S.F.I.D.
7. FIRE PROTECTION: R.S.F. F.P.D.
8. SEWER: R.S.F. C.S.D. (PUBLIC SEWER)
9. GRADING: FOR INFO. ONLY.\*
10. STATUS OF LEGAL ACCESS: PUBLIC ROAD & ONSITE PRIVATE ROAD.
11. SOURCE OF TOPOGRAPHY: AERIAL TOPO FLOWN 5-19-04
12. TOTAL AREA: 17.71 ACRES.
13. TOTAL NO. OF PARCELS: 4
14. SCHOOLS: R.S.F. ELEM., TORREY PINES H.S.
15. CAL. COORD.: 314-1701, 318-1701
16. ASSOCIATED PERMIT: NONE

DEVELOPMENT NOTES

\*A.) PAD GRADING SHOWN HEREON IS FOR ENVIRONMENTAL CLEARANCE. NO MASS GRADING IS PROPOSED AS EACH PARCEL WILL BE INDIVIDUALLY DEVELOPED. ESTIMATED GRADING VOLUME PER LOT = CUT 7000 CY ± FILL 7000 CY ±

LAND DIVISION STATEMENT  
OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP, ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS

SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREIGHTWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY A MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING COORDINATION OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS \_\_\_\_\_ AT RANCHO SANTA FE DAY OF \_\_\_\_\_

OWNER'S SIGNATURE:

BY: WILLIAM LOGUE DATE  
LS HAWAII PROPERTIES, LLC

SOLAR STATEMENT

EACH LOT HAS UNOBSTRUCTED ACCESS TO SUNLIGHT TO AT LEAST 100 SQ. FT. OF AREA PER SECTION 81401 (n) ORDINANCE NO. 5589.

LEGAL DESCRIPTION:

FOR LOT 1, BLOCK 10, MAP 1742 BEING PARCEL "B" OF CERTIFICATE OF COMPLIANCE REC. 4-21-00 AS INST. NO. 00-0205912 OF O.R.

OWNERS:

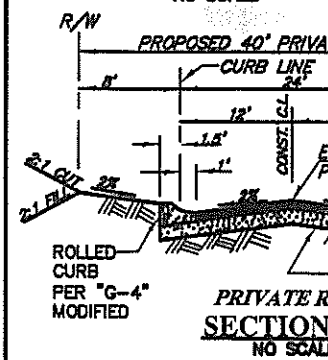
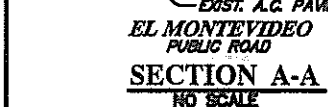
LS HAWAII PROPERTIES, LLC  
P.O. BOX 7215  
RANCHO SANTA FE, CA. 92067  
PHONE: (858) 756-5628

PREPARED BY:

JAMES A. LARET R.C.E. 28375 DATE

Laret Engineering Company Inc.

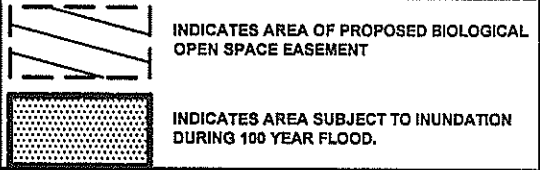
CIVIL ENGINEERING • LAND PLANNING • SURVEYING • G.P.S. SURVEYING  
16091 SAN DIEGUITO RD. SUITE C-5 • (858) 756-9374  
P.O. Box 9661, Rancho Santa Fe, CA 92067 • FAX (858) 756-4231



County of San Diego DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	
Site	285-130-61
Community Plan	SAN DIEGUITO
General Plan Designation	EST 17
Regional Category	EDA
USE REGULATIONS	RR.5
ANNUAL REGULATIONS	V
Density	.5
Lot Size	2 AC.
Building Type	B
Maximum Floor Area	—
Floor Area Ratio	—
HEIGHT	Q
Lot Coverage	—
Setback	A
Open Space	—
SPECIAL AREA REGULATIONS	—

EASEMENT NOTES:

1. PUBLIC ROAD EASEMENT PER SC 61025, 9-10-29 PER P.R. ITEM 6.
2. 18' WIDE WATER EASEMENT PER BK. 3634, PG. 181, REC. 5-25-50 PER P.R. ITEM 12.
3. 10' WIDE RIDING TRAIL EASEMENT PER DOC. 74-232186, REC. 8-26-74 PER P.R. ITEM 13.
4. 15' PUBLIC SEWER EASEMENT PER DOC. 84-382119, REC. 9-25-84 PER P.R. ITEM 14.



PROJECT REPORT PREPARED BY:  
FIRST AMERICAN TITLE CO.  
ORDER # DIV 1429302-4 DATED: 4-20-04  
ITEMS # 1,2,3,4,5,7,8,9,10,11,15,16  
ARE NOT DEFINED LOCATIONS AND ARE NOT PLOTTED  
ITEMS # 6,12,13,14  
ARE DEFINED AND ARE PLOTTED

AVERAGE SLOPE	MIN. LOT SIZE
PARCEL 1 = 16.79%	2.0 AC.
PARCEL 2 = 13.50%	2.0 AC.
PARCEL 3 = 14.20%	2.0 AC.

**ATTACHMENT C**  
**RELEVANT MONITORING DATA**

*(NOTE: PROVIDE RELEVANT WATER QUALITY MONITORING DATA IS AVAILABLE.)*

**ATTACHMENT D**

**TREATMENT BMP LOCATION MAP**

## ATTACHMENT E

### TREATMENT BMP DATA SHEET

*(NOTE: POSSIBLE SOURCE FOR DATASHEETS CAN BE FOUND AT [WWW.CABMPHANDBOOKS.COM](http://WWW.CABMPHANDBOOKS.COM). INCLUDE ENGINEERING CALCULATIONS FOR SIZING THE TREATMENT BMP.)*

## **ATTACHMENT F**

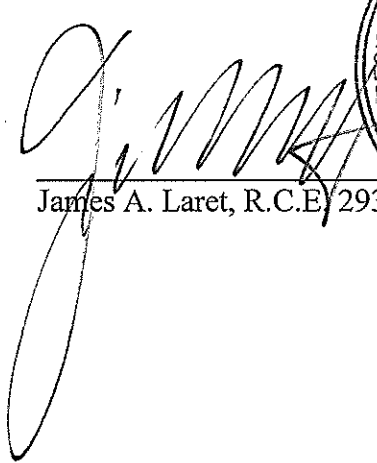
### **OPERATION AND MAINTENANCE PROGRAM FOR TREATMENT BMP**

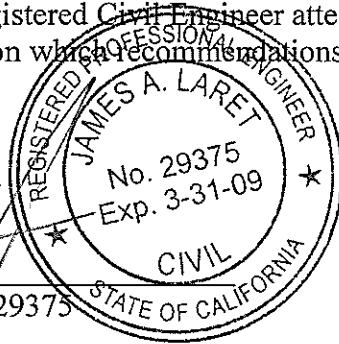
*(NOTE: INFORMATION REGARDING OPERATION AND MAINTENANCE CAN BE OBTAINED FROM THE  
FOLLOWING WEBSITE:  
[HTTP://WWW.SDCOUNTY.CA.GOV/DPW/WATERSHEDS/LAND\\_DEV/SUSMP.HTML.](http://www.sdcountry.ca.gov/dpw/watersheds/land_dev/susmp.html))*

## ATTACHMENT G

### CERTIFICATION SHEET

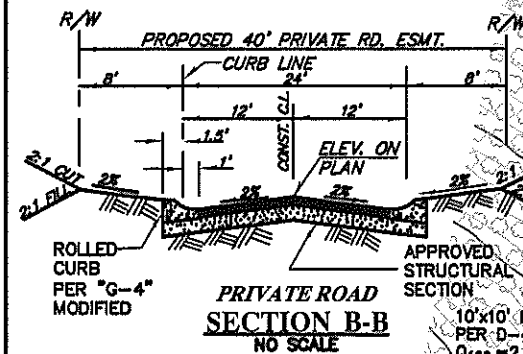
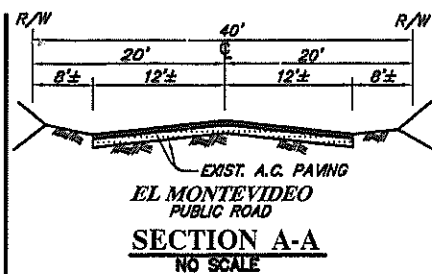
This Stormwater Management Plan has been prepared under the direction of the following Registered Civil Engineer. The Registered Civil Engineer attests to the technical information contained herein and the engineering data upon which recommendations, conclusions, and decisions are based.

  
James A. Laret, R.C.E. 29375



3/9/06  
Date

Z:\land dev projects\956-Logue\dwg\956 TPA.dwg 8/6/2004 9:21:15 AM PST



County of San Diego DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	
Site	285-130-01
Community Plan	SAN DIEGUITO
General Plan Designation	EST 17
Regional Category	EDA
USE REGULATIONS	RR.5
ANIMAL REGULATIONS	V
Density	5
Lot Size	2 AC.
Building Type	B
Maximum Floor Area	—
Floor Area Ratio	—
HEIGHT	G
Lot Coverage	—
Setback	A
Open Space	—
SPECIAL AREA REGULATIONS	—

#### EASEMENT NOTES:

- PUBLIC ROAD EASEMENT PER SC 61025, 9-10-29 PER P.R. ITEM 6.
- 16' WIDE WATER EASEMENT PER BK. 3634, PG. 181, REC. 5-25-50 PER P.R. ITEM 12.
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- 15' PUBLIC SEWER EASEMENT PER DOC. 84-382119, REC. 9-25-84 PER P.R. ITEM 14.

PROJECT REPORT PREPARED BY:  
FIRST AMERICAN TITLE Co.

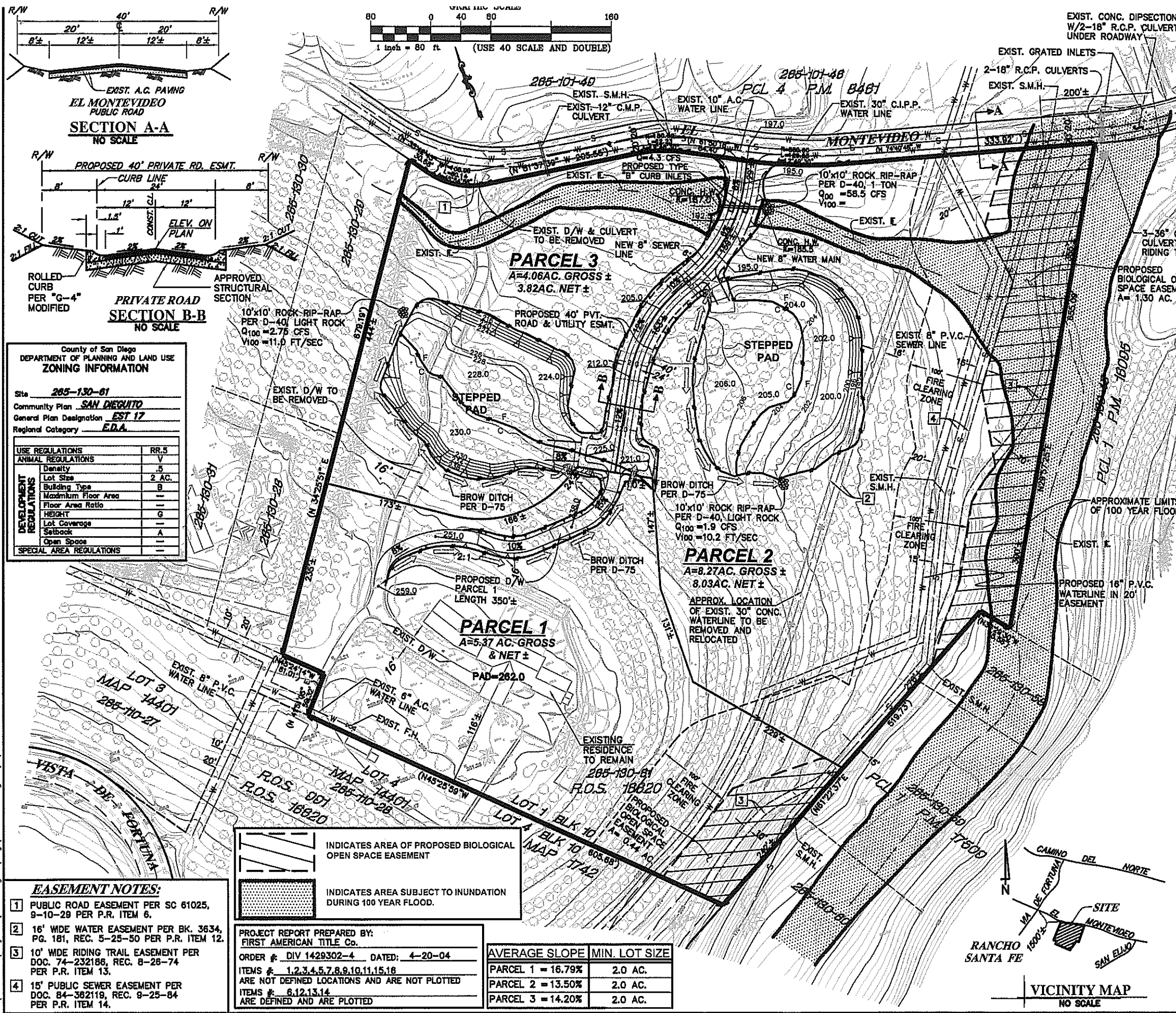
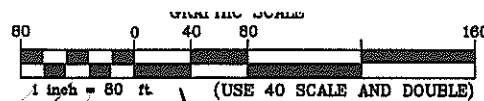
ORDER # DIV 1429302-4 DATED: 4-20-04

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AVERAGE SLOPE	MIN. LOT SIZE
PARCEL 1 = 16.79%	2.0 AC.
PARCEL 2 = 13.50%	2.0 AC.
PARCEL 3 = 14.20%	2.0 AC.

INDICATES AREA OF PROPOSED BIOLOGICAL  
OPEN SPACE EASEMENT

INDICATES AREA SUBJECT TO INUNDATION  
DURING 100 YEAR FLOOD.



SHEET 1 OF 1 SHEETS

#### GENERAL NOTES

- TAX ASSESSOR'S PARCEL NO.: 285-130-01
- ZONING: RR.5
- COMMUNITY PLANNING AREA: SAN DIEGUITO
- COMMUNITY PLAN DESIGNATION: EST 17
- PROPOSED USE OF THE LAND: RESIDENTIAL
- SOURCE OF POTABLE WATER: S.F.I.D.
- FIRE PROTECTION: R.S.F. F.P.D.
- SEWER: R.S.F. C.S.D. (PUBLIC SEWER)
- GRADING: FOR INFO. ONLY.\*
- STATUS OF LEGAL ACCESS: PUBLIC ROAD & ONSITE PRIVATE ROAD.
- SOURCE OF TOPOGRAPHY: AERIAL TOPO FLOWN 5-19-04
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- CAL. COORD.: 314-1701, 318-1701
- ASSOCIATED PERMIT: NONE

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SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY, FREEWAY, AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

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I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS \_\_\_\_\_ AT RANCHO SANTA FE DAY OF \_\_\_\_\_

#### OWNER'S SIGNATURE:

BY: WILLIAM LOGUE DATE \_\_\_\_\_  
LS HAWAII PROPERTIES, LLC

#### SOLAR STATEMENT

EACH LOT HAS UNOBSTRUCTED ACCESS TO SUNLIGHT TO AT LEAST 100 SQ. FT. OF AREA PER SECTION 81401 (n) ORDINANCE NO. 5589.

#### LEGAL DESCRIPTION:

FOR LOT 1, BLOCK 10, MAP 1742 BEING PARCEL "B" OF CERTIFICATE OF COMPLIANCE REC. 4-21-00 AS INST. NO. 00-0205912 OF O.R.

#### OWNERS:

LS HAWAII PROPERTIES, LLC  
P.O. BOX 7215  
RANCHO SANTA FE, CA. 92067  
PHONE: (858) 756-5626

#### PREPARED BY:

JAMES A. LARET R.C.E. 29375 DATE \_\_\_\_\_

**Laret Engineering Company Inc.**

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JOB NO. 956

